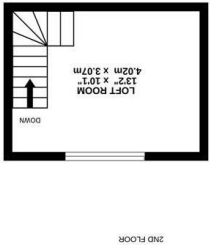
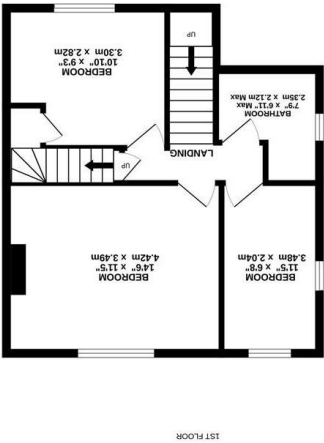
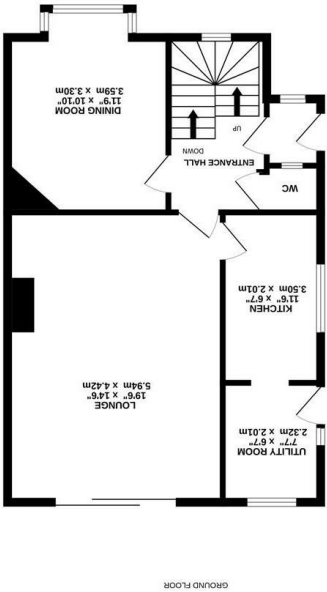


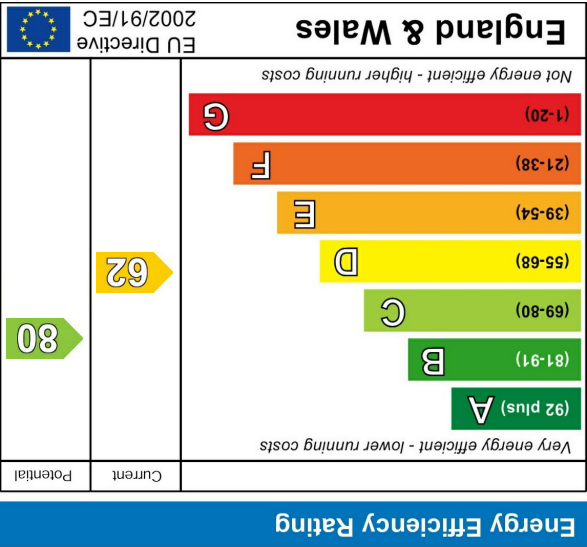
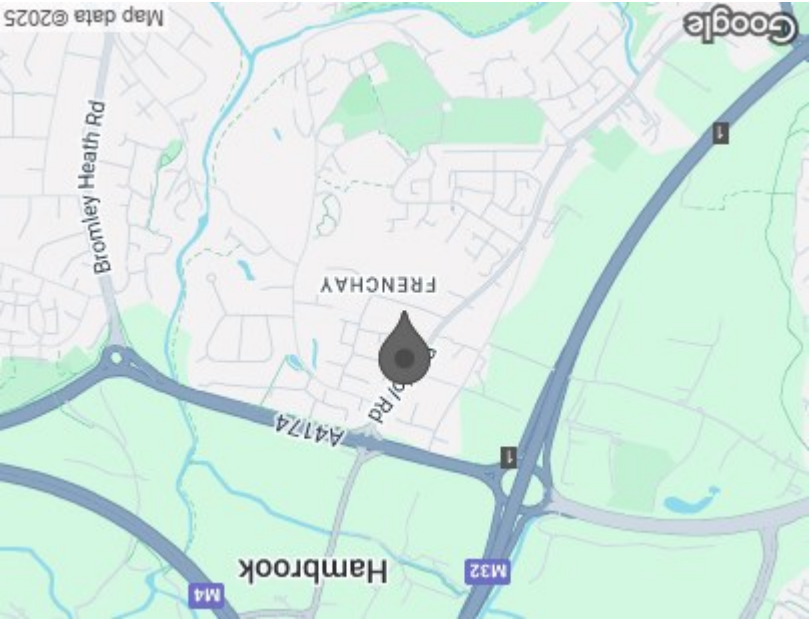


FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



MALMAINS DRIVE

FRENCHAY, BRISTOL, BS16 1PQ

ASKING PRICE £525,000



3



1



2



D



Ground Floor

Porch

Hall

Dining Room

11'9 x 10'10

Lounge

19'6 x 14'6

Kitchen

11'6 x 6'7

Utility Room

7'7 x 6'7

WC

First Floor

Landing

Bedroom One

14'6 x 11'5

Bedroom Two

10'10 x 9'3

Bedroom Three

11'5 x 6'8

Family Bathroom

7'9 x 6'11 max

Second Floor

Loft Room

13'2 x 10'1

External

Front Garden

Off Road Parking

Garage

Rear Garden



NO ONWARD CHAIN

M Coleman is delighted to present this spacious three bedroom semi-detached property, situated in the highly desirable Frenchay. This tastefully decorated home offers the scope for buyers to add their own personal touch to the well-proportioned living spaces with the added benefit of a loft room.

The ground floor comprises two reception rooms, including an extended light and airy sitting room with patio doors opening onto the rear garden. A galley-style kitchen features a range of wall and base units with space for a freestanding cooker and an additional appliance. A squared arch leads to a utility room, which provides further wall and base units and plumbing/space for a washing machine and fridge freezer. A ground floor cloakroom/WC completes the ground floor accommodation.

A feature window illuminates the staircase and landing, creating a bright and welcoming entrance. The first floor houses three bedrooms and the family bathroom. The principal bedroom is a generously sized, light-filled room overlooking the rear garden. The second bedroom is also a good-sized double, while the third bedroom enjoys a dual aspect with windows to the side and rear. The family bathroom is fitted with a white three-piece suite, including a shower over the bath. The second floor features a loft room with a double-glazed dormer window overlooking the rear garden.

Externally, the property boasts a substantial rear garden, ideal for families and gardening enthusiasts. Predominantly laid to lawn it also features a paved patio area and mature trees, creating an attractive space for outdoor entertaining. To the front, a gravelled driveway provides off-road parking for multiple vehicles and access to a single detached garage.

Conveniently located for commuters, the property offers easy access to motorway networks and Parkway Station. The picturesque Frenchay Common is also within close proximity, providing scenic walks along the River Frome and open green spaces.

